



three the
DINGLE



As you approach this home you quickly realise that this is a very special, unique property. Designed and built by the current owner you can be rest assured that this home comes with the wow factor! On the corner of The Dingle and West Park your home takes centre stage. The two sets of electric gates give you an on and off driveway for several cars plus your double garage with electric door.

Three The Dingle



The grand hotel style entrance is double height with statement staircase and chandeliers to welcome you into your home. As you wander through there is a conveniently placed cloakroom with luxury wc and storage space for shoes and coats. The tiled floor and high ceilings give a luxury feel. Wander past your wine wall into the luxurious 43ft living room, there are large sliding doors leading out to the garden and oodles of space for entertaining family and friends. Light up the log burner and enjoy a romantic film night for two.





Next door is the light filled orangery with media wall fireplace. The huge lantern and sliding doors bring the outside in and allows you to take the party outside during the warmer months.





If a statement kitchen is high on the list, you will not be disappointed, again with sliding doors this room gives access to the impressive patio area so when the sun shines you can make the most of warmer days. The huge island is the perfect place to gather friends and present an impressive party platter. The matching dining table would easily seat 10 and make the ideal Sunday lunch gathering spot.





The kitchen itself is fitted with all the modern appliances, Quooker hot/filtered tap, induction hob, ovens, warming drawer, larder style fridge/freezer and two dishwashers for the busy modern family. From here you can access the larger than average utility room, extra work top, storage space for all the extras and laundry appliances. Next door is pantry style cupboard perfect for all the extra cleaning appliances.



Head up the stairs to the space above the garage, currently used as gym there are two Juliette balconies to enjoy the garden views. This space could easily be used as an office for several people or an additional living space for teenagers to gather away from the main house. Head up to the first floor where the glass balustrade and balcony add to the dramatic landing.





The two double guest bedrooms have views across the front and share the family bathroom which is hidden behind the glass walkway. As you wander through into the principal suite the hallway lights up behind you.





Your principal suite spans the width of the house with French doors and a balcony to the rear and pretty views to the front. The media wall fireplace creates atmosphere during the winter and throw open the French doors and let the breeze through during the warmer times. There is air conditioning and a heater to regulate the temperature throughout the year. The dressing room has ample storage for all your wardrobe needs, and from here your en-suite ticks the box with large power shower and luxurious sanitary ware and tiling.





At the other end of the landing a further two double bedrooms await. One overlooks the rear garden with a Juliette balcony, fabulous en-suite and open wardrobes. The second is overlooking the front and has fitted wardrobes and ensuite. Throughout the house is a Sonos sound system, under floor heating to the ground floor and electric blinds for your comfort and enjoyment.





The beautiful private rear garden leads from the kitchen, orangery and sitting room giving you access throughout the seasons. There are several patio areas to enjoy formal dining, casual bbq's or cocktails in a sheltered spot with space for a fire pit. The lawned area is large enough for a football kick about or for a more budding gardener to have a greenhouse. You can watch the sunset with a glass of fizz or enjoy your morning cup of tea on the balcony. The integral double garage has an electric up and over door with under floor heating and would easily accommodate two cars plus further space for bikes, prams etc.





This unique home sits on the corner of The Dingle and West Park. You have access to open countryside within a 5-minute walk. Horses line the path so if you are looking to take up a new hobby there are plenty of stables to choose from. You feel a million miles away from civilisation, yet the bright lights and cosmopolitan city of Manchester is just a 25-minute drive away. There are a number of local train stations to choose from and all within a 5/10-minute drive, providing easy access to Manchester Piccadilly station and fast trains to London Euston. Manchester Airport can be reached within 20 minutes on the M60. Cricket, golf, and squash can all be found on Werneth Low along with the stunning Country Park within walking distance or a 5-minute drive away. Gee Cross itself has plenty of activities for children and has its own pubs with food to stroll to after your Sunday walk. We would love to welcome you to The Dingle, please download our brochure for more beautiful pictures and call us to arrange a viewing.

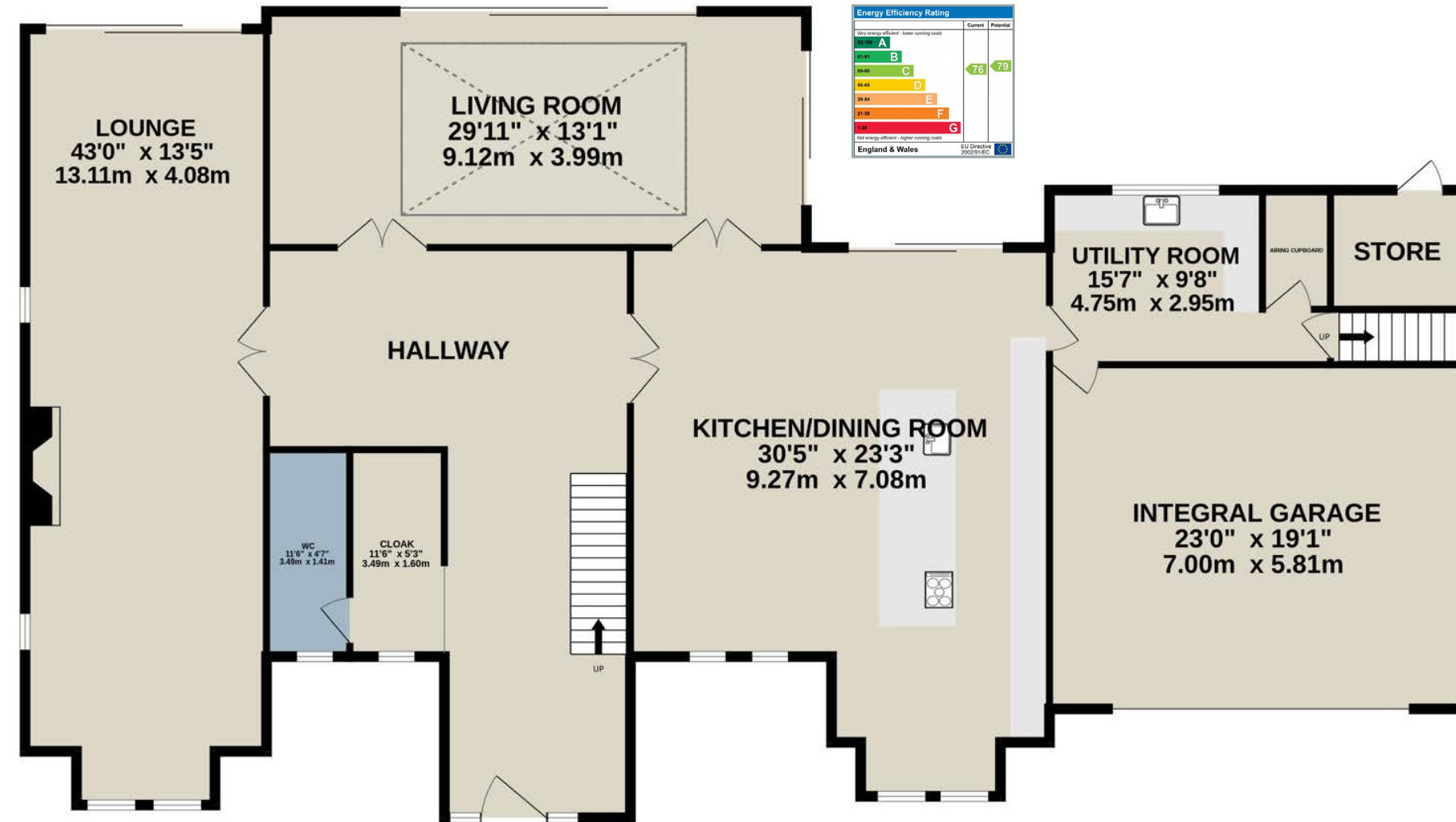
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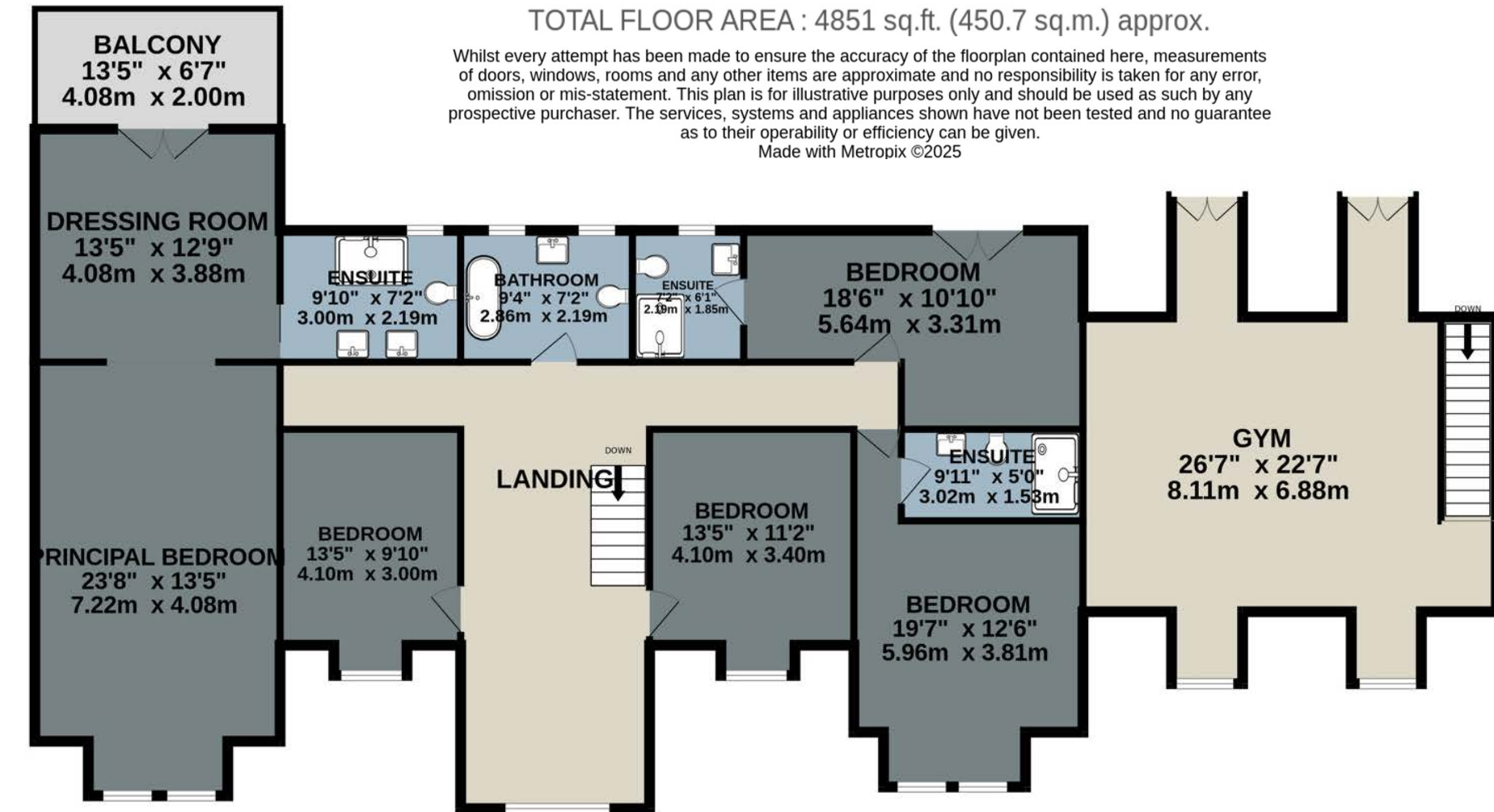


Finer Details

- Five Bedroom, Five Bathroom, 4500sqft unique home
- Fabulous living spaces for all the family
- Principle suite with ensuite, dressing area and balcony
- Large gym which would also make superb office space
- Private rear garden with patio areas and lawn
- Double garage, electric gates and parking for several cars
- Freehold
- Council tax band - G
- Boiler Location – Utility room, combination
- Loft – light, ladder and storage space
- Underfloor heating to the ground floor
- Sonos sound system
- Air conditioning in the principal suite
- Double garage, parking, electric gates
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2756 sq.ft. (256.0 sq.m.) approx.



2096 sq.ft. (194.7 sq.m.) approx.



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Presented By



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